

CITY OF RICHMOND HEIGHTS

DEPARTMENT OF BUILDING ZONING AND HOUSING

STANDARDS AND REGULATIONS

By ordinance the following codes have been adopted governing construction in their most currently published edition:

The Ohio Building Code

Residential Code of Ohio

Amendments to the International Residential Code are available.

Questions can be directed to the Building Department at 216-383-6312 Monday through Friday 8:30a.m. until 12:00 noon, and 1:00p.m. until 4:00p.m.

REGULATIONS AND STANDARDS

General

The Building Permit or address and subplot must be posted on the site visible from the street prior to the commencement of construction. Inspections will not be conducted otherwise.

The construction site must be kept free from litter and debris at all times. Dumpsters must be maintained as to not allow for overflow.

Structure

Structure must be weathertight prior to the installation of the insulation.

Foundation

Foundation walls or sections thereof **shall not** be broken or removed for the purpose of concrete placement below grade.

Foundation walls must be braced or first floor decking installed prior to backfill.

Foundations shall not be drained into the sanitary sewer.

Concrete

Air Entrainment:	6%	2%
Slump:	5" on slabs	3" on structures

Concrete (continued)

Curing

Exterior concrete shall be cured by approved application.

Concrete shall be protected from freezing for a minimum of 72 hours subsequent to placement and shall not be placed upon frozen subgrade.

Backfill must be accomplished immediately upon removal of forms.

Smoke Detectors

In new construction, required smoke detectors shall receive their primary power source from the building wiring when such wiring is served by a commercial source. Wiring shall be permanent and without a disconnecting switch other than those required for over current protection. The smoke detectors shall also be equipped with a secondary power source (battery operated back-up) in case of power failure. Smoke detectors shall be interconnected and shall be located on each floor and in each bedroom

Carbon Monoxide Detectors

In new construction, carbon monoxide detectors shall be installed on each floor of a structure equipped with a fuel burning appliance. The detectors shall be interconnected and equipped with a secondary power source (battery operated back-up) in case of power failure.

Occupancy

The street address must be displayed **on the house** prior to occupancy.

All debris must be removed from the interior of the structure and the site prior to final inspection.

HEATING, VENTILATION AND AIR CONDITIONING REGULATIONS

All supply air branches shall be provided with a volume control damper accessibly located as close to the trunk as possible

Manufacturer's specifications for all furnaces shall be available on site for inspection by attachment to the furnace.

Any underground duct work shall be located to provide a minimum of 2" of approved backfill and 4" concrete cover.

Any underground transition must be screw fastened and sealed with a mastic, bitumen and plastic if determined by the inspector.

All ductwork shall be cleaned and be free of debris, dirt and dust at the time of final inspection.

Central air conditioners shall be located as inconspicuously as possible in the side and rear yards. Central air conditioners shall not be located in the front yard unless screened in manner determined to be sufficient by the Commissioner.

PLUMBING REGULATIONS

Garage Drain

The garage drain, if any, must be trapped and vented, and run into the sanitary sewer (see attached detail)

Access Panel

Bathtub fixtures are required to be provided with framing for an access panel of unobstructed utility space, twelve (12) inches in least dimension.

Plumbing (continued)

Backflow Prevention

An anti siphon mechanism must be provided on all hose bibbs and utility room faucets.

Water Pressure Reducer Regulator

Each new residential structure shall be provided with a water pressure reducer regulator that contains an expansion bypass. The water pressure reducer regulator shall be installed between the water meter servicing the structure and the first water fixture, generally the hot water tank.

Hot Water Tanks

Manufacturer's specifications shall be available and attached to the hot water tank.

INSPECTIONS, TESTS, AND GENERAL INFORMATION:

Required Inspections

Underground

Second Rough

Final

Any other inspections as required by the Inspector

Required Tests

Underground for fifteen (15) minutes @ five (5) pounds

Second Rough – includes two (2) tests:

Complete drain, waste, and vent system for fifteen (15) minutes @ five (5) pounds

Copper waterlines at eighty (80) pounds for fifteen (15) minutes

Note: Both water lines and drainage system shall be complete to point near connections prior to calling for second rough

plumbing inspection. Both tests must also be on for second rough inspection at this time.

General Information

Copper piping to be installed with air chambers at fixture outlet, and anti-rattle bushings installed at floor, plate, and stud penetrations.

There shall be only one (1) roof penetration for venting to be located on the rear of the house. Properly size piping to accomplish this rule. Note: Circumstances which may be necessary to have more than one roof penetration must have the prior approval of the Plans Examiner before installation.

BOCA plates are to be used for all plumbing pipe protection – stud plates can no longer be used as plumbing pipe guards.

ELECTRICAL

Stairway Illumination

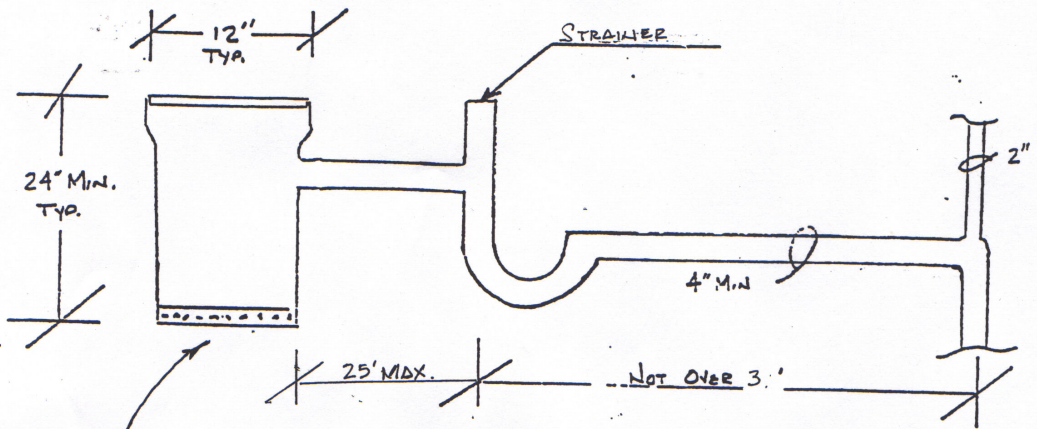
All interior and exterior stairs shall be provided with a means to illuminate the stair, including the landings and treads. Interior stairs shall be provided with an artificial light source rated for a minimum of ten (10) footcandles measured at every nosing tread. Exterior stairways shall have an illumination of one (1) footcandle.

Light Activation

The control for activation of the required interior stairway lighting shall be operable at the top and bottom of each stairway without transversing any step of the stair. All switches which control interior stairway lights shall be illuminated switches. The illumination of an exterior stairway shall be controlled from the inside of the drawing unit unless continually illuminated or automatically activated.

GARAGE DRAIN DETAIL

MODIFIED RUNNING TRAP (NO SCALE) 4.25.96



CLAY CROCK W/ GATE
CONCRETE BOTTOM

SYSTEM REQUIRES WATER
SUPPLY SILL COCK

(5)

D. 1.25.01

**CITY OF RICHMOND HEIGHTS
DEPARTMENT OF BUILDING AND ZONING**

REQUIRED INSPECTIONS

INSPECTION LINE – 216-383-6312 TWENTY FOUR (24) HOUR NOTICE REQUIRED FOR INSPECTIONS. Be prepared to give the following information...

Type of inspection
Date and approximate time
Street address and subplot

Any incomplete requests will not be honored.

1. Footer – prior to placement of concrete
2. Footer grade check (**contact the City Engineer's office, C.W. Courtney Company 440-449-4005**)
3. Foundation
 - a. poured wall: prior to placement of concrete
 - b. footer drain – prior to gravel
 - c. downspout
 - d. gravel – prior to backfill
 - e. foundation insulation
 - f. foundation grade – after removal of excess dirt and debris, prior to delivery of lumber
4. Underground
 - a. Plumbing with air or water test
 - b. heating, ventilation and air conditioning
 - c. electrical
5. Rough In (wall and ceiling)
 - a. plumbing with air or water test
 - b. heating ventilation and air conditioning
 - c. electrical
 - d. frame

6. Insulation (walls and floors)
7. Concrete flatwork (pre-pour)
 - a. interior slabs
 - b. exterior drive, city and service walk
8. Electrical service
 - a. temporary
 - b. permanent
9. Final inspection (performed as a group)
 - a. plumbing
 - b. heating, ventilation and air conditioning
 - c. electrical
 - d. building
10. Additional inspection
 - a. rough and final grade (contact Lee Courtney, City Engineer, 440-449-4005)
 - b. as required by the Building Department

The closing or covering of any item without the required inspection shall be uncovered at the contractor's expense for inspection.

INSPECTIONS WILL BE CONDUCTED BETWEEN 9:00A.M. AND 3:30P.M.